

LAW • PROPERTY • FINANCE

17 PROVOST MILNE GROVE

South Queensferry, Edinburgh, EH30 9PJ







This semi-detached house forms part of an established residential development in South Queensferry and offers a generous reception room, a breakfasting kitchen with garden access, four bedrooms, and a bathroom, plus a good-sized private garden and access to unrestricted on-street parking. The home lies within easy reach of the amenities the town has to offer, such as shops, schools, transport links (including the train station), and scenic open spaces.

Extras: Integrated appliances comprising an oven and a hob will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Semi-detached house in South Queensferry
- Close to excellent amenities
- Entrance hall with built-in storage
- Spacious living room with storage
- Breakfasting kitchen with garden access
- Four generous double bedrooms
- Family bathroom
- Good-sized rear garden
- Unrestricted on-street parking
- EPC Rating C
- Council Tax Band D



"SEMI-DETACHED
HOUSE FORMING PART
OF AN ESTABLISHED
DEVELOPMENT IN SOUTH
QUEENSFERRY, SURE TO
APPEAL TO A WEALTH
OF BUYERS."









Ground Floor

Approx. 51.4 sq. metres (553.3 sq. feet)

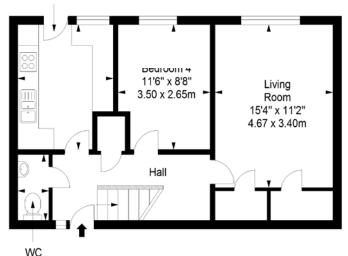


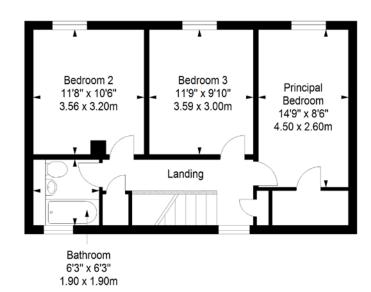
First Floor Approx. 51.4 sq. metres (553.3 sq. feet)

Breakfasting Kitchen 11'10" x 8'10" 3.60 x 2.70m

5'11" x 2'7"

1.80 x 0.80m





Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

















These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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